



HEALTH & HUMAN SERVICES CENTER

May 11, 2021

Action Requested Today

- Approve the Contract for the Design and Construction of the Placer County Health and Human Services Center, Project No. PJ00113, located at the Placer County Government Center in North Auburn, with Turner Construction Company in the amount of \$79,789,777.
- Delegate authority to the Director of Facilities Management, or designee, to approve any necessary change orders in an amount not to exceed \$210,000 consistent with the Public Contract Code.

Background

- Consolidate existing HHS staff and services in a single location at the Placer County Government Center, complementing HHS staff and services provided in Rocklin and Tahoe area
- November 5, 2019, amended the Five-Year Facilities Capital Improvement Plan to include the potential new HHS Center and proceed with design and construction
- December 17, 2019, authorized a Consultant Services Agreement with Hammel, Green & Abrahamson, Inc. to prepare Criteria Documents for detailed building characteristics needed for the Design-Build (DB) Entities proposal process
- Criteria was issued in RFP Phase I, 12 DB Entities responded and were interviewed

Existing Conditions

- Current staff and client conditions
- Leased space no longer needed



HEALTH & HUMAN SERVICES CENTER



Health & Human Services Mission

“Building health and well-being in Placer County as leaders, innovators, and partners with our community to strengthen, support and protect all who live here.”

Selection Process

- RFP Phase 1 resulted in the recommendation of 3 DB Entities; CORE Construction/PBK Architects, Flint Builders/Fentress Architects, and Turner Construction/AC Martin
- RFP Phase 2, the DB Entities selected to compete were each allowed 3 confidential meetings with the evaluation committee and Procurement staff to review, critique, and assist each team in the development of their proposals. The evaluation committee was made up of eight members, including HHS, CEO and Facilities Management
- Proposals were received on March 11, 2021, with separate sealed cost proposals
- Formal presentations occurred on March 18, 2021
- The evaluation committee reviewed and scored based on “best value” criteria. Turner Construction/AC Martin was selected as the top-ranked team.

Design-Build Team

Turner + **AC** **M**ARTIN

- Rooted on past success and a Design-Build culture of collaboration, true partnership, embraced the delivery method creating transparency and trust working closely together
- Over 2 million square feet of design-build projects in Sacramento region
- Strive to achieve a solution that meets the highest qualitative goals, while staying within budget and schedule
- Local, committed and proven team
- Took the criteria documents and created a dynamic and engaging proposal that focused on the needs of HHS department

Site Plan

Visitors to the building will find conveniently located **parking close to the public entry**.

Deliberately oriented spaces in the employee parking areas allow for **clearly marked pathways** to the employee entrances.

Staff parking will have solar panel canopies.



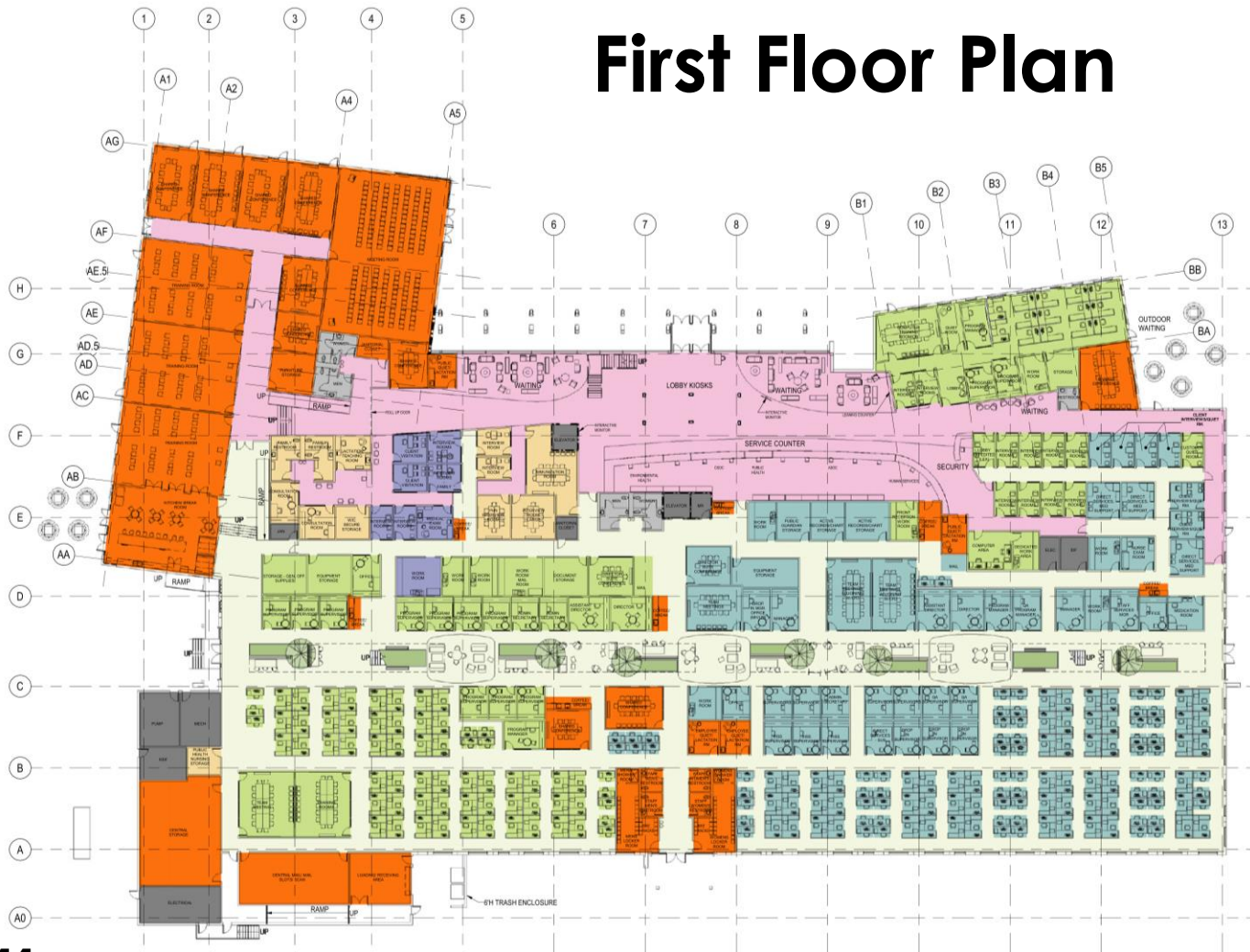
Site Logistics

- Phase 1: Securing of the project site, demolishing Building 107, clear and grub entire site to be ready for new construction
- Phase 2: Setup Logistics plan on site, earth and civil work, establish grade and building pad for start of construction. Construct main building and Parking Lot 1
- Phase 3: Coordinate end user move-in to the new facility, existing Buildings 108 and 109
- Phase 4: Secure Parking Lot 2 site, Abate and Demolish Buildings 108 and 109 and clear remaining lot for Parking Lot 2 construction
- Phase 5: Construct Parking Lot 2 and remove trailers from site for full turnover of project site to Placer County.



- LEGEND
- HEALTH SERVICES (ORANGE)
 - CHILDREN'S SERVICES (ORANGE)
 - NURSING SERVICES
 - LABORATORY SERVICES (ORANGE)
 - PUBLIC AREAS
 - OFFICE SPACE
 - SPECIALIZED AREAS
 - SERVICE AREAS
 - OTHER

First Floor Plan



PROGRAM

- ADULT SYSTEM OF CARE (ASOC)
- CHILDRENS SYSTEM OF CARE (CSOC)
- HUMAN SERVICES
- HUMAN SERVICES - EMPLOYMENT CENTER
- PUBLIC ACCESS
- PUBLIC HEALTH
- RESTROOMS
- SECURED ACCESS
- SHARED SPACE
- UTILITY

“ENGAGE the
COMMUNITY by
providing welcoming
meeting spaces where
partners and
stakeholders can hold
educational forums
and outreach to all
within the community”



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- CHILDRENS SYSTEM OF CARE (CSOC)
- ENVIRONMENTAL HEALTH
- EXEC TEAM & ADMIN
- PUBLIC ACCESS
- PUBLIC HEALTH
- RESTROOMS
- ROOF TERRACE
- SECURED ACCESS
- SHARED SPACE
- UTILITY

Perspective from B Avenue

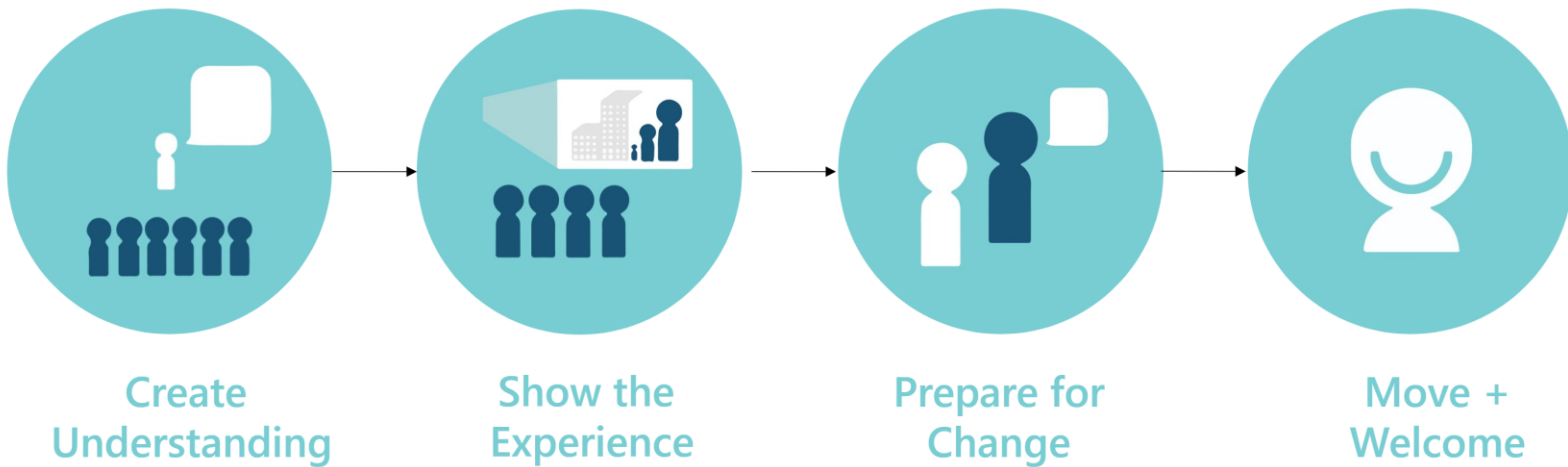


Front Entry View



Change Management

Provides people with the means and the message to clarify and **build excitement about upcoming changes**; to manage transitions, thus decreasing lost time and increasing satisfaction.



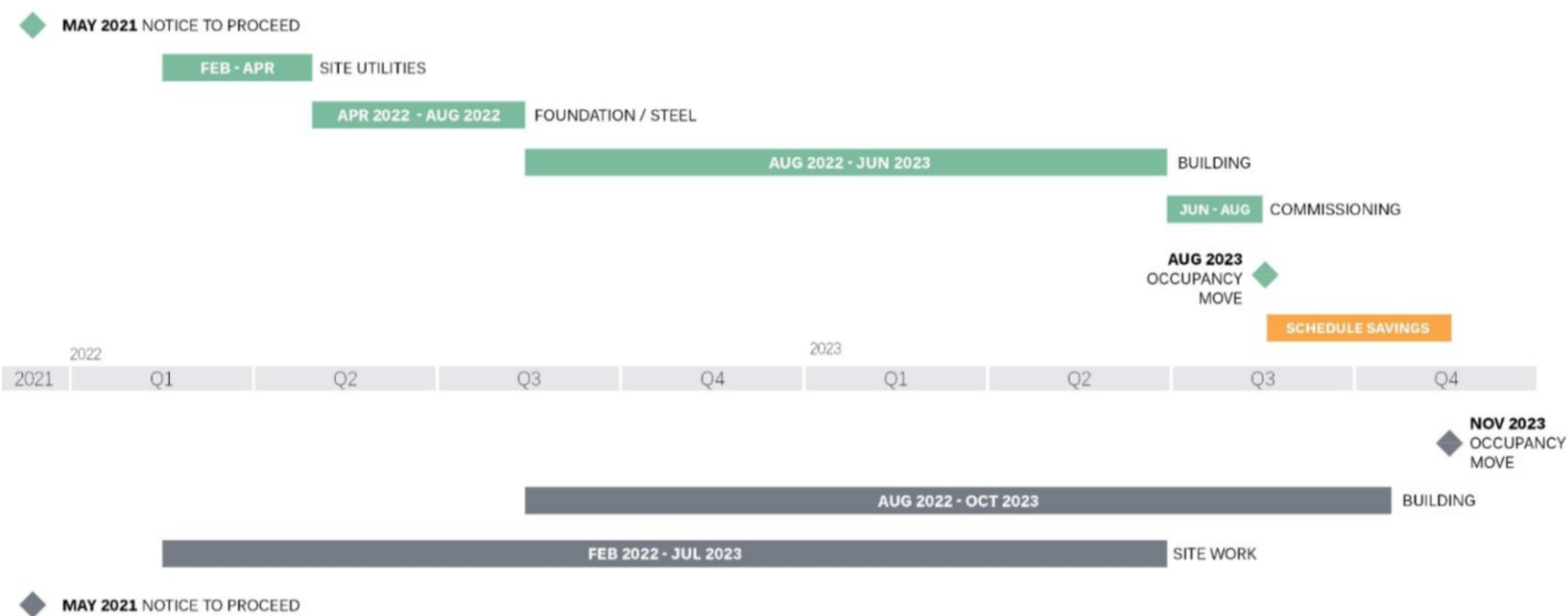
Project Cost

- Total project costs are \$90,480,000
- Includes \$79,789,777 for the Design-Build contract
- \$10,690,223 for Criteria Documents, RFP development, RFP process and stipends, quality assurance testing and inspections, mitigation measures, stormwater compliance, labor compliance, commissioning, project management, fees, contingencies, and overhead

Funding

- Project was added to the County's Five-Year Capital Improvement Plan FY 2019-20.
- Available funding sources include Capital Facilities Impact Fees, General Fund Capital Reserves, Tobacco Securitization Bond Revenue, and debt financing to be determined and returned to your Board in accordance with your Board's approved Capital Financing Plan dated October 16, 2019.

Schedule



Placer County

New Health & Human Services Center

Turner+ACMARTIN



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